

TRANSFER
TAX
PAIDWARRANTY DEED

000180

KNOW ALL MEN BY THESE PRESENTS, THAT I, LILIAN M. MILLS, of 16604 North 2nd Avenue, Phoenix, in the State of Arizona,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by JAMES C. ROHMAN, of Waterville, County of Kennebec and State of Maine, whose mailing address is 16 Brooklyn Avenue, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, WITH WARRANTY COVENANTS, unto the said JAMES C. ROHMAN, his heirs and assigns forever.

The UNIT known and designated as Unit 104 in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984 and filed in the Kennebec County Registry of Deeds, in Plan File #E-85011 as revised by Plat dated August 30, 1987 and recorded in Plat File #E-87221. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated January 31, 1985 and is recorded in said Registry of Deeds in Book 2769, Page 33, and the same is incorporated by reference herein. This Declaration was amended by First Amendment dated February 18, 1986 and recorded in said Registry in Book 2914, Page 265, by Second Amendment dated July 7, 1987 and recorded in said Registry in Book 3189, Page 42, and by Third Amendment dated November 5, 1987 and recorded in said Registry in Book 3272, Page 165. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the condominium), as Exhibit D to the Declaration, are recorded in said Registry in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016 and #E-85017 as amended in Plan File #E-86020.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

32-64-4
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Being the same premises conveyed to the herein Grantor by Personal Representative's Deed of Colleen Hamlin, Personal Representative for the Estate of Donald A. Perkins, said Deed dated March 6, 1992 and recorded in the Kennebec County Registry of Deeds at Book 4078 Page 223.

32-64-4

IN WITNESS WHEREOF, I, **LILIAN M. MILLS** have hereunto set my hand and seal this 24 day of December, 1998.

Signed, Sealed and Delivered
in the presence of:

Dennis R. Fry
Witness

Lilian M. Mills
LILIAN M. MILLS

ACKNOWLEDGEMENT

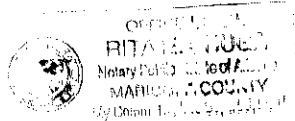
STATE OF ARIZONA

County of MARICOPA

Dec 24, 1998

Personally appeared the above named **LILIAN M. MILLS** who acknowledged the foregoing instrument to be her free act and deed.

Before me,



Rita Shuga
NOTARY PUBLIC
Rita Shuga
(print name)

RECEIVED KENNEBEC SS.

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ATTEST: Theresa Bush-Monroe
REGISTER OF DEEDS